

# CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

Newport Beach City Hall 100 Civic Center Drive, Newport Beach Corona del Mar Conference Room (Bay E-1st Floor) Thursday, October 24, 2013 – 3:30 p.m.

Patrick Alford, Zoning Administrator

#### Staff Members:

James Campbell, Principal Planner Fern Nueno, Associate Planner Jason Van Patten, Planning Technician Melinda Whelan, Assistant Planner Benjamin M. Zdeba, Assistant Planner

### A) CALL MEETING TO ORDER

### B) MINUTES OF OCTOBER 10, 2013

### C) PUBLIC HEARING ITEMS

Item No. 1. West Balboa Boulevard Condominiums - Tentative Parcel Map No. NP2013-020

(PA2013-184)

918 W. Balboa Boulevard

**Council District 1** 

Summary:

A tentative parcel map application for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. An existing single-family residence will be demolished and replaced with a proposed two-unit condominium project that will provide the code required two-car parking per unit. The property is located in the R-2 (Two-Unit Residential) District.

### Recommended

Action:

- Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_ approving Tentative Parcel Map No. NP2013-020 subject to the recommended findings and conditions.

**CEQA** 

Compliance:

The project is categorically exempt under Section 15315, of the State CEQA (California Environmental Quality Act) Guidelines - Class 15 (Minor Land Divisions)

1

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least seventy-two (72) hours in advance of each regular hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the Community Development Department at least forty-eight (48) hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible at 949-644-3200.

Item No. 2. ZFRT 34<sup>th</sup> Street Condominium Conversion CC2013-002 (PA2013-174)
3401 Balboa Boulevard Council District 1

Summary: A

A request to convert an existing duplex into a two-unit condominium project. The code required two-car parking per unit is provided and no waivers of Title 19 development standards are proposed with this application. The property is located in the R-2 (Two-Unit Residential) District.

### Recommended

Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_ approving Condominium Conversion CC2013-002 subject to the recommended findings and conditions.

#### **CEQA**

Compliance:

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities).

### Item No. 3. 210 41st Street Condominium Conversion CC2013-003 (PA2013-173) 210 41st Street Condominium Conversion CC2013-003 (PA2013-173)

Summary:

A condominium conversion to convert an existing duplex into condominiums for purposes of separate ownership. The existing development provides the required two-car parking per unit and no waivers of Title 19 development standards are proposed with this application. The property is located in the R-2 (Two-Family Residential) District.

### Recommended

Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_ approving Condominium Conversion CC2013-003 subject to the recommended findings and conditions.

### CEQA

Compliance:

The project is categorically exempt under Section 15315, of the State CEQA (California Environmental Quality Act) Guidelines - Class 15 (Minor Land Divisions).

## Item No. 4. 208 41st Street Condominium Conversion CC2013-004 (PA2013-175) 208 41st Street Condominium Conversion CC2013-004 (PA2013-175)

Summary:

A condominium conversion to convert an existing duplex into condominiums for purposes of separate ownership. The existing development provides the required two-car parking per unit and no waivers of Title 19 development standards are proposed with this application. The property is located in the R-2 (Two-Family Residential) District.

### Recommended

Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_\_ approving Condominium Conversion CC2013-004 subject to the recommended findings and conditions.

### CEQA

Compliance:

The project is categorically exempt under Section 15315, of the State CEQA (California Environmental Quality Act) Guidelines - Class 15 (Minor Land Divisions).

Item No. 5. AERIE Lot Line Adjustment LA2013-011 (PA2013-199)

201-205 Carnation Avenue and 101 Bayside Place Council District 6

Summary:

A lot line adjustment application to adjust the interior boundary between 201-205 Carnation Avenue and 101 Bayside Place where a triangular portion of 101 Bayside Place, that is approximately 584 square feet in area, will be combined with 201-205 Carnation Avenue. The proposed lot line adjustment is consistent with the AERIE Tentative Tract Map approved by the City Council on July 14, 2009. The property is located in the RM (Multiple-Unit Residential) District.

Recommended

Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_ approving Lot Line Adjustment LA2013-011 subject to the recommended findings and conditions.

**CEQA** 

Compliance:

The project is categorically exempt under Section 15305, of the State CEQA (California Environmental Quality Act) Guidelines - Class 5 (Minor Alterations in Land Use Limitations).

Item No. 6. Davis Lot Merger No. LM2013-003 (PA2013-176)

106 6<sup>th</sup> Street and 524 West Ocean Front Council District 1

Summary:

A lot merger application and a request to waive the parcel map requirement for two properties, under common ownership, located on Balboa Peninsula. The merger would combine the two parcels into one lot for single-unit residential development. The property is located in the R-1(Single-Unit Residential) District.

Recommended

Action:

Forward application to the Planning Commission for review concurrently with an Alternative Setback Determination application.

**CEQA** 

Compliance:

The project is categorically exempt under Section 15305, of the State CEQA (California Environmental Quality Act) Guidelines - Class 5 (Minor Alterations in Land Use Limitations).

Item No. 7. Hyatt Regency Sign Modification No. MD2013-013 (PA2013-160)

1107 Jamboree Road Council District 4

Summary:

An amendment to Modification Permit No. MD2005-047 (PA2005-122) and Modification Permit No. MD3156 to allow an increase in sign height and sign area for three existing freestanding monument signs within the hotel complex. An existing 20-square-foot identification sign at the entrance to the property on Jamboree Road will be resconstructed to accommodate the corporate bringing requirments. The two entry signs along Jamboree Road are proposing increased sign area (maximum 25 sq. ft.) and will include a maximum 36-inch letter/logo text to accommodate new corporate branding requirements for the Hyatt Regency Newport Beach. The proposed sign height and sign areas will be consistent with the maximum letter/logo height and area prescribed by the Zoning Code. The property is located in the CV (Commercial Visitor-Serving) District.

(Commercial visitor-serving) District.

City of Newport Beach Zoning Administrator Agenda October 24, 2013

Recommended

Action: 1) Conduct public hearing; and

2) Adopt Resolution No. \_\_\_ approving Modification MD2013-013 subject to the

recommended findings and conditions.

**CEQA** 

Compliance: The project is categorically exempt under Section 15311, of the State CEQA

(California Environmental Quality Act) Guidelines - Class 11 (Accessory Structures)

### D) PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

### E) ADJOURNMENT

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

The agendas, minutes, and staff reports are available on the City's web site at: <a href="https://www.newportbeachca.gov/zoningadministrator">www.newportbeachca.gov/zoningadministrator</a> and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.